

**General Questions:**

**1. Q: Will there be any affordable housing provided in the Plan?**

*A: The City's General Plan requires that a minimum of 20% of the residential units, or 5,000 units, in the Coyote Valley Specific Plan be affordable units. The CVSP Affordable Housing Strategy is described in the Initial Draft CVSP (posted on the front page of the CVSP website).*

**2. Q: Is there any safeguard to make sure affordable housing remains affordable?**

*A: All affordable housing in Coyote Valley will be deed restricted to maintain affordable for at least 20 – 30 years. It will be developed by affordable housing groups, and run by non-profit organizations. Coyote Valley will provide different levels of affordable housing, and the 5,000 units will be scattered throughout community (see Affordable Housing Strategy posted on the CVSP website).*

**3. Q: Are the foothills scheduled for development?**

*A: No urban development is planned for the foothills.*

**4. Q: Will the Greenbelt Strategy allow for the development of a church (such as Victory Outreach Church)?**

*A: No, churches are not an allowed use in the Greenbelt area per existing County regulations. There are many sites designated Mixed Use in the CVSP that will allow for churches.*

**5. Q: Is the east side of Highway 101 part of the Plan area?**

*A: No, the Coyote Valley Specific Plan area does not include any areas that are located on the east side of Highway 101.*

**6. Q: Will the Plan include provisions for health care facilities and hospitals?**

*A: Yes, the Plan provides many opportunities for health care facilities and medical offices in the Mixed Use land use designations within the Plan.*

**7. Q: How will property owners with existing development in the Coyote Valley area be treated?**

*A: Existing legal uses can remain as long if they wish to. Whenever the property owners wish to change to a new use they will be required to be consistent with the CVSP land use requirement and other applicable regulations.*

**8. Q: What is the status of the Coyote Valley Research Park (CVRP) in the North Coyote Campus Industrial area entitlements and will they be required to implement the CVSP?**

*A: The property owners in the CVRP area may chose to implement their approved Planned Development Zoning for their research park or the CVSP land use plan. The CVSP will provide details regarding the CVRP entitlements in the Implementation chapter of the CVSP text.*

**9. Q: If the Coyote Valley Housing Group (CHG) is paying for the development of the CVSP how can the public be assured of its objectivity?**

*A: The CHG is only paying for the preparation of the CVSP, consistent with Council direction that long range planning be funded by outside sources. The City is leading the development of the Plan with the 20-member Coyote Valley Specific Plan Task Force appointed by the City Council.*

**10.Q: What is the purpose of the Technical Advisory Committee (TAC) and are their meetings open to the public?**

*A: The TAC advises the CVSP Task Force regarding technical issues. They meet once a month and their meetings are open to the public. The TAC meeting schedule is posted on this website and the TAC members are listed in the Public Outreach Policy on the website.*

**11. Q: Will eminent domain be used for the CVSP implementation?**

*A: There are no plans to use eminent domain at this time. The Plan is expected to be implemented by private property owners.*

**12. Q: What is the timeframe for annexation, especially of the lands in the Greenbelt?**

*A: After the CVSP is considered by the City Council in spring 2009, the City is expected to apply to the Local Agency Formation Commission (LAFCO) to annex portions of the Mid-Coyote area. The City is not proposing to annex any lands in the Greenbelt since it is outside the Urban Growth Boundary (UGB) and there are no plans to extend urban services into the Greenbelt area.*

**12 Q: How will the phasing of jobs and housing work?**

*A: The City Council Vision and Expected Outcomes requires a phasing and implementation plan to ensure that increments of housing may not move forward until the appropriate number of jobs are constructed in a parallel timeline to maintain the jobs/housing balance in Coyote Valley. (The CVSP phasing plan is under preparation and was discussed by the Task Force on September 10, 2007 and October 15, 2007).*

**13 Q: What are the “triggers” and will the City Council be revising them?**

*A: The “triggers” are pre-requisite conditions to the City Council’s adoption of the Specific Plan, as indicated in the 2020 General Plan. The “triggers” require that there be 5,000 jobs established in the North Coyote area (as evidenced by the issuance of building permits) and that City’s fiscal condition is stable, predictable and adequate in the long term based on certain criteria. The Task force discussed triggers in the context of phasing considerations at their meetings on September 10, 2007.*

**14. Q: Does the Plan provide for community facilities such as childcare center, senior centers and churches?**

*A: Yes, there are many opportunities for community facilities,(including churches, health care, child care and senior centers in the Mixed Use land use designations in the plan. Some of these sites are also located near workplace areas to allow for the possibility of shared parking.*